

Arundel Planning Board Meeting Agenda

October 24, 2019 7:00 pm

M.L. Day Elementary School Library 600 Limerick Road

Call to Order

I. APPROVAL OF AGENDA

II. PUBLIC COMMENT

III. APPROVAL OF MINUTES- *September 12, 2019, October 10, 2019*

IV. PUBLIC HEARINGS

- Item 1: Cape Arundel Cottage Preserve: *Amendment to an Approved Subdivision:*** Proposal to acquire an additional acre of Land from an adjacent 10.11-acre parcel, Tax Map 15, Lot 4 and incorporate it into Phase 4A of the Cape Arundel Cottage Preserve project, Tax Map 15, Lot 13 in the BI district. *Arundel-Kennebunk Cottage Preserve LLC* is the owner and applicant and Rick Licht of Licht Environmental Design LLC is the applicant's agent.
- Item 2: Kimball Gravel Pit-*Renewal of Conditional Use Permit:*** Renewal of an existing 4-acre mineral extraction operation located at 346 Thompson Road Tax Map 20 Lot 8 in the R-4 district. John and Dianna Kimball are the property owners, Sargent Corporation is the leasee and Chip Laite is the authorized agent.
- Item 3: Linda Zuke: *Shoreland Zoning Permit:*** Request to construct three residential buildings on existing parcels identified as Map 38, Lots 16, 14A and 14B and construct portions of Lady Slipper Way within the Shoreland Overlay District. The applicant is also requesting a Special Exception to reduce the minimum building setback from the upland edge of the wetlands on Lot 16 from 50 feet to 25 feet. Linda Zuke is the owner and applicant and Paul Gadbois, PE is the applicant's agent.

V. PENDING APPLICATIONS

- Item 1: Oak Ridge Terrace; *Major Preliminary Subdivision Application-*** Proposal to develop a 14 lot subdivision on a 66.9 acre parcel identified as Tax Map 17, Lot 15A, at the intersection of South Skillings Road and Limerick Road in the R2 and Shoreland Zones. Walter Woods is the property owner and Jason Vafiades is the applicant of record.
- Item 2: Cape Arundel Cottage Preserve: *Amendment to an Approved Subdivision:*** Proposal to acquire an additional acre of Land from an adjacent 10.11-acre parcel, Tax Map 15, Lot 4 and incorporate it into Phase 4A of the Cape Arundel Cottage Preserve project, Tax Map 15, Lot 13 in the BI district. *Arundel-Kennebunk Cottage Preserve LLC* is the owner and applicant and Rick Licht of Licht Environmental Design LLC is the applicant's agent.
- Item 3: Kimball Gravel Pit-*Renewal of Conditional Use Permit:*** Renewal of an existing 4-acre mineral extraction operation located at 346 Thompson Road Tax Map 20 Lot 8 in the R-4 district. John and Dianna Kimball are the property owners, Sargent Corporation is the leasee and Chip Laite is the authorized agent.
- Item 4: Linda Zuke: *Shoreland Zoning Permit:*** Request to construct three residential buildings on existing parcels identified as Map 38, Lots 16, 14A and 14B and construct portions of Lady Slipper Way within the Shoreland Overlay District. The applicant is also requesting a Special Exception to reduce the minimum building setback from the upland edge of the wetlands on Lot 16 from 50 feet to 25 feet. Linda Zuke is the owner and applicant and Paul Gadbois, PE is the applicant's agent.

Item 5: Raymond Acres: *Resubdivision of an Approved Subdivision*: Proposed resubdivision of Lot 5-03 addition of land from Tax Map 30 Lot 5A to create a fifth lot in the Raymond Acres Subdivision at 22 Black Dog Road in the R-2 and SP districts. Nicholas Raymond is the applicant and Marianne Raymond is the property owner.

Item 6: Hardscrabble Farms LLC: *Major Conditional Use Application- Solid Waste Permit*: Proposal to establish a residual compost site at 475 Mountain Road Tax Map 16, Lot 11 in the R2 district; at 555 Mountain Road on a 39 acre parcel, Tax Map 16 Lot 12, in the R2 district; and at 449 Limerick Road on a 105 acre parcel, Tax Map 27 Lot 16, in the R1 district. The residuals are intended to be spread onto adjacent hay fields for Agronomic Utilization under LUO § 9.3.38.6.a. Hardscrabble Farms LLC is the owner and the applicant is Mark Pinette.

VI. NEW APPLICATIONS

Item 1: Cape Arundel Cottage Preserve: *Major Conditional Use Application- Determination of Completeness*: Proposal to expand facilities at the Cape Arundel Community Center including an additional swimming pool on a 300+ acre parcel Tax Map 15, Lot 13 in the BI district. *Arundel-Kennebunk Cottage Preserve LLC* is the owner and applicant and Rick Licht of Licht Environmental Design LLC is the applicant's agent.

VII. OTHER BUSINESS

Adjourn

--Susan Roth, Vice Chair